



Memorandum

To: Honorable Mayor Jeff Cheney and Members of the Frisco City Council

Cc: Wes Pierson, City Manager
Ben Brezina, Assistant City Manager
John Lettelleir, FAICP, Director of Development Services

From: Jonathan Hubbard, AICP, Planning & Zoning Manager

Date: February 7, 2023

Subject: Public Hearing: A request to repeal Ordinance No. 09-04-17 consisting of 36.2± acres on the southeast corner of Dallas Parkway and Warren Parkway ("Property"), to amend the Zoning Ordinance (Ordinance No. 11-04-09, as amended), to rezone the Property as Planned Development-Office-2/Retail/Residential, and to consider to direct Staff to prepare an Ordinance of the same. Zoned Planned Development-196-Mixed Use. Neighborhood #35. Zoning Case No. Z22-0017. Applicant: City of Frisco. Tabled 01/03/2023. (Development Services/JH)

Action Requested: Hold the Public Hearing and direct Staff to prepare an Ordinance.

Background Information: City Council continued the public hearing and tabled this item to the February 7, 2023, City Council meeting at their regular January 3, 2023, meeting to allow the applicant additional time to consider how the proposed development interacts with the water feature to the south. Since the January 3rd meeting, the applicant has stated that they have met with Councilmembers to discuss this particular topic. However, the applicant is now requesting additional time to figure out how they would like to proceed in terms of development phasing. Therefore, Staff requests this item be tabled to the February 21, 2023, City Council meeting.

The property owner has agreed to voluntarily enter into a Development Agreement to establish building material standards and codes. This agreement has been signed by the property owner and is also on this City Council agenda for consideration on the Consent Agenda.

Financial Considerations: Not applicable.

Legal Review: The City Attorney's Office will prepare the Ordinance if that is the City Council's direction.

Alternatives: The City Council can:

- Approve the request and direct staff to prepare an Ordinance;
- Approve the request with conditions and direct staff to prepare an Ordinance;
- Deny the request; or
- Table for further review.

Board/Citizen Input: The Planning & Zoning Commission held a public hearing on December 13, 2022 and voted 6-0 to recommend approval of the request as outlined in the Outcome Memo.

Supporting Documents:

- City Council Outcome Memo dated January 4, 2023;
- Planning & Zoning Commission Outcome Memo dated December 14, 2022;
- Staff report;
- Locator Map; and
- Planned Development Exhibits.

Recommendation: Recommend this item be tabled to the February 21, 2023, City Council meeting.